



PROPERTY INFO PACK

**3/435 MADRAS STREET, SAINT
ALBANS**

PREPARED BY ANDY WILLIAMS

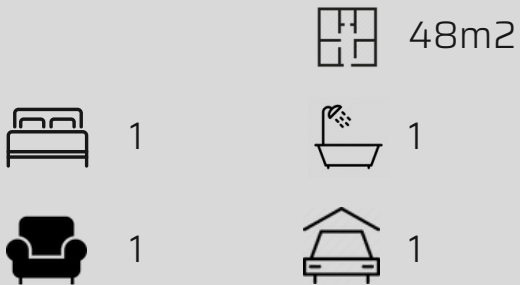
OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

3/435 MADRAS STREET, SAINT ALBANS

URBAN EDGE

FEATURES:



PROPERTY DETAILS:

Address: 3/435 Madras Street, Saint Albans
Legal Description: Principal Unit 3 & Accessory Unit 3A DP 427807
Property Type: Unit
Sale by: Enquiries over \$449,000
Close To: 6 minutes drive Central City,
Hagley Park, Cafes & Restaurants

PROPERTY DESCRIPTION:

Depicting modern ease of living, this Don Donnithorne designed townhouse unveils classic architectural flair near the fringe of the four avenues.

Pared-back sophistication comes to the fore in the home's socially focused living room, with its striking ceiling height, cleverly integrated glazing, distinctive timber beams and moody feature wall. Incorporated within this open-plan space are the sleek and streamlined kitchen, a dining area and a lounge that expands outdoors to an immensely easy-care decked courtyard.

The bedroom is well-proportioned and equipped with a built-in wardrobe, with an attractive and highly functional bathroom completing the layout. Gated for amplified security, this complex also comes with an off-street carport, and a dedicated storage shed, perfect for storing bikes.

Situated on the outskirts of the CBD, you have incredibly easy access to the vast array of inner-city amenities and attractions, with suburban convenience also close at hand, with Edgeware Village mere minutes up the road.

Perfect for professionals or investors, this is also an exceptional entry-level opportunity for buyers wanting urban ease in every-popular St Albans. Contact me for more information.

Please be aware that this information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement at: www.officeroad.co.nz/passing-over-of-information

Office Road Real Estate Powered by Agent X (2021) Licensed Agent REAA 2008

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY





CERTIFICATE OF TITLE

**3/435 MADRAS STREET, SAINT
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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **510006**
Land Registration District **Canterbury**
Date Issued 23 June 2010

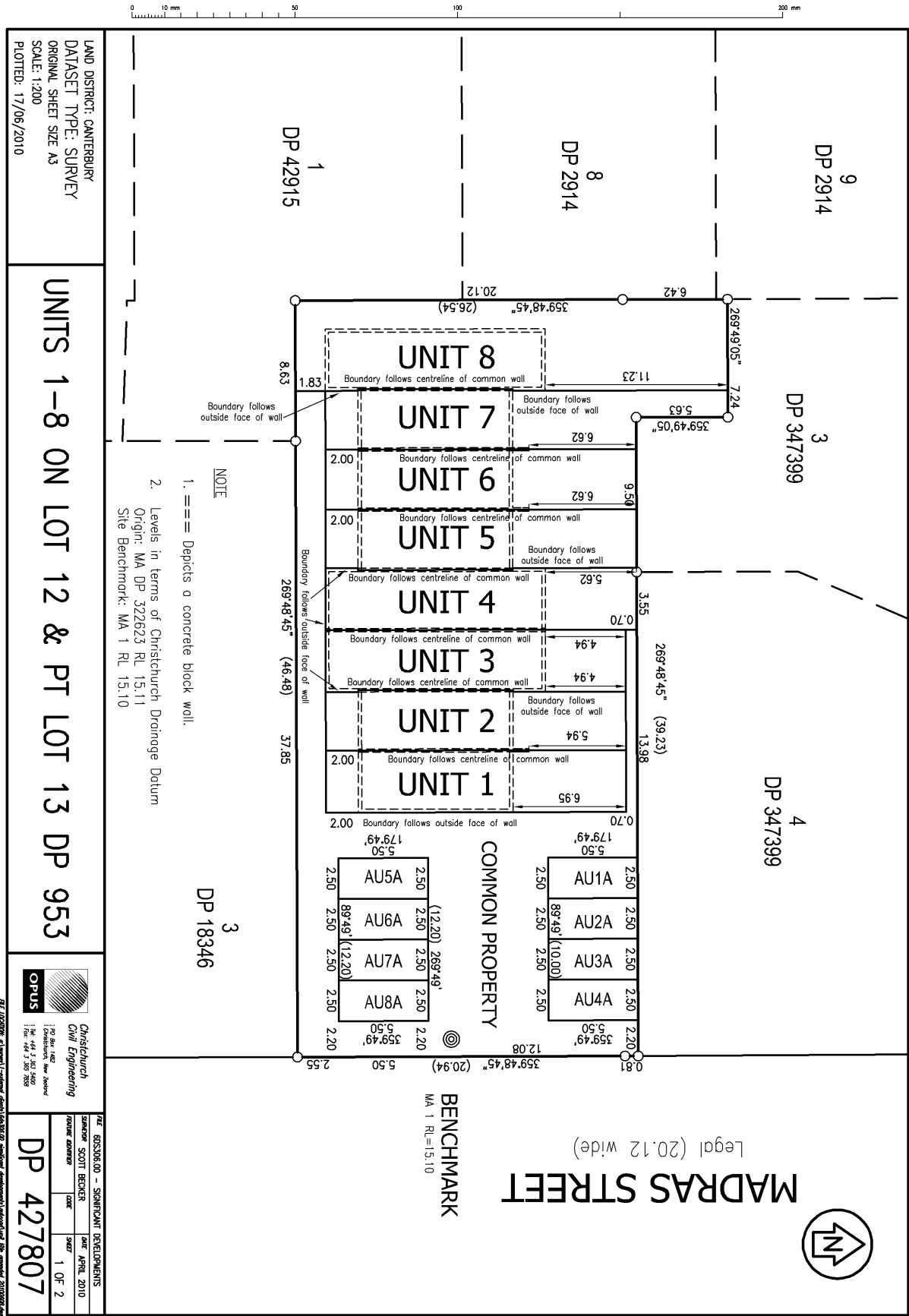
Prior References
CB327/15

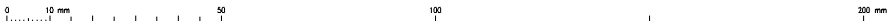
Supplementary Record Sheet
525833

Estate Stratum in Freehold
Legal Description Principal Unit 3 and Accessory Unit 3A
Deposited Plan 427807
Registered Owners
Simon John Richmond

**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on
the relevant unit plan and supplementary record sheet**


12510631.5 Mortgage to ASB Bank Limited - 26.7.2022 at 4:14 pm





LAND DISTRICT: CANTERBURY
DATASET TYPE: SURVEY
ORIGINAL SHEET SIZE: A3
SCALE: 1:200
PLOTTED: 17/06/2010

UNITS 1-8 ON LOT 12 & PT LOT 13 DP 953



**Christchurch
Civil Engineering**
PO Box 1462
Christchurch, New Zealand
Tel: +64 3 363 3400
Fax: +64 3 363 3500

FILE: 4227807.dwg
DATE: 17/06/2010
TIME: 14:00:00
USER: scott.becker
SHEET: 2 OF 2

DP 427807

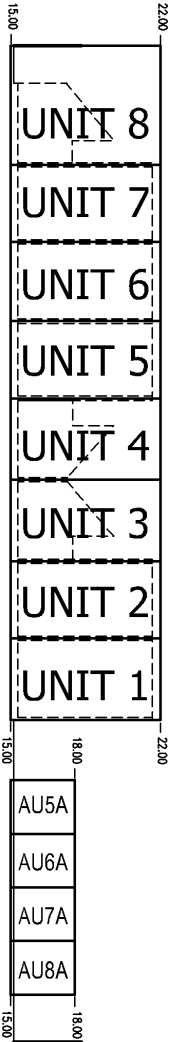


Diagram of Stratum Boundaries, North Elevation
Scale 1:200

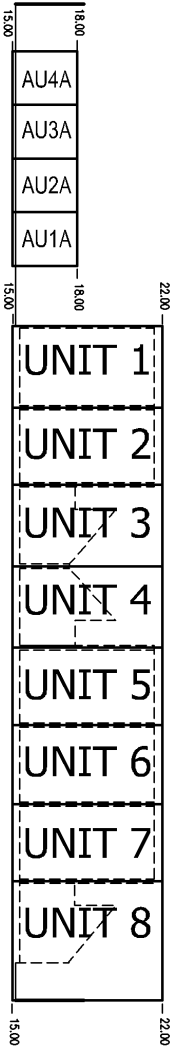


Diagram of Stratum Boundaries, South Elevation
Scale 1:200



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972****Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017****Identifier****525833****Land Registration District****Canterbury****Date Issued**

23 June 2010

Plan Number

DP 427807

Subdivision of

Lot 12 and Part Lot 13 Deposited Plan 953

Prior References

CB327/15

Unit Titles Issued

510004	510005	510006	510007
510008	510009	510010	510011

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.



COUNCIL RATES & FEES

**3/435 MADRAS STREET, SAINT
ALBANS**

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AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



Rates Details

For the Rating Year 1 July 2022 to 30 June 2023

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	320,000	0.323296	\$1,034.55
Uniform Annual General Charg	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	320,000	0.077659	\$248.51
Land Drainage	Capital Value	320,000	0.047244	\$151.18
Sewerage	Capital Value	320,000	0.091404	\$292.49
Waste Minimisation	Per Unit	1	189.500000	\$189.50
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	320,000	0.000774	\$2.48
Heritage Arts Centre	Capital Value	320,000	0.000609	\$1.95
Total for Christchurch City Council				\$2,092.18

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	320,000	0.000362	\$1.16
WEC Class D	Capital Value	320,000	0.000515	\$1.65
General Rate	Capital Value	320,000	0.045965	\$147.09
Urban Transport:Chch	Capital Value	320,000	0.037546	\$120.15
WFPP Class A	Capital Value	320,000	0.000807	\$2.58
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	320,000	0.001286	\$4.12
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	320,000	0.000436	\$1.40
Total for Canterbury Regional Council				\$338.11

TOTAL RATES

TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$2,430.29

Receive your rates invoice by email

Find out more

Expand all | Collapse all

How your valuation is assessed



Objecting to your valuation





ADDITIONAL DOCS

3/435 MADRAS STREET, SAINT ALBANS

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Body Corporate 427807 Operational Rules Units 1-8, 435 Madras Street

All unit owners, occupiers, tenants & body corporate must obey the operational rules,
Body Corporate operates under: Body Corporate Operational Rules June 2011 under the Unit
Titles Act 2010, plus Unit Titles Regulations 2011 (as found online Department of Building &
Housing)

An owner or occupier of a unit must not

- a) damage or deface the common property
- b) leave rubbish or recycling material on the common property
- c) create noise likely to interfere with the use or enjoyment of the unit title development by other owners or occupiers
- d) park on the common property unless the body corporate has designated it for car parking, or the body corporate consents
- e) interfere with the reasonable use or enjoyment of the common property by other owners or occupiers

An owner or occupier of a unit must dispose of rubbish hygienically and tidily in designated rubbish/recycling bins. Red bins are for general rubbish, yellow for recycling - these are collected alternate Mondays & numbered for each unit's use. Green is for green waste collected each Monday - please use green bins that are accessible (there is not room for all bins), but note if a unit occupier uses any green bin they are responsible for ensuring that bin is put out for collection.

Body Corporate committee consists of the 8 unit owners or a representative. For a new body corporate rule to be passed 5 of 8 units must agree. (One vote per unit, can vote personally or proxy, a proxy shall be appointed in writing).

AGM held after 20 October each year, held annually & not more than 15 months of last meeting.

Financial year is 1 November - 31 October.

At least 6 weeks notice of AGM must be given specifying date, place, hour & proposed agenda given to all unit owners/representatives.

Body Corporate Accounts are shown at AGM, self audited by committee. Minutes are to be kept of each meeting & forwarded to each owner.

Body Corporate is responsible for payment of Building Insurance. Copy of current insurance policy will be forwarded to each owner annually (renewal due in August)

Chairperson is Simon Richmond (Unit 3). Secretary is Jenny Owens (Unit 8) Payment of bills requires two signatures on cheque currently chairperson & secretary.

Monthly Gardener approved.

Remuneration to Body Corporate Chairperson with regard to EQC/Insurance repairs of \$40.00/hr

Restriction on signage - "For Sale" signs cannot be placed out front of property in communal garden areas or berm.

435 Madras Street Body Corporate 2022 Annual General Meeting

Covering period 1 November 2021 to 31 October 2022

Agenda:

1. Apologies

2. Maintenance

- *Gutters, need regular cleaning out. I have arranged to get carport ones cleaned yearly*

3. Insurance

- *I got a new valuation done this year, will check with the broker at time of renewal to see if we should get another one.*

4. From Katharine

I would like to discuss:

1) the original landscape plan

2) adding 3 smaller conical tree/shrubs to match (but smaller) the 3 by the buildings. Since their removal it looks a bit bare and has lost some of the character that existed. The lower plants have. sadly been less effective. I've attached a photo.

-garden not wide enough for these (Thuja Smarged 1.2m diameter), also too wet probably, very high water table, only a few things grow, garden has just been replanted and will take time to look good, the trees that removed were dying and would have disrupted asphalt if they had of grown bigger, variegated elm get very large. (jenny)

Jenny variegated elms.??

The trees that got removed

I suggest we plant cypress (or another species) in pots or get advice from a landscaper. (Inga)

Cyprus would be nice or shrubs that tolerate the damp (ian)

I am a landscaper/ landscape designer the area is very wet, and narrow suitable for few species. I have planted a shrub called toa toa which will fill the space.

Building a concrete surround is not feasible, the cost would be huge, thousands and the minimum width would take up even more of the already narrow edge. You could put in raised timber borders with posts to support. This would look nice. I'd estimate the cost to be approx

\$800-\$1000 of this possible more as you would have to do a complete rectangle round the gate slider if you were raising the soil level. If you see below the finances may be a little tight for such work presently. Can we give the toa toa a chance to grow and then see if more needs to be done.

ACTION: I WOULD LIKE TO STAND DOWN AS GARDENER FROM THE END OF THIS YEAR (JENNY). THE NEW CHAIR OR BODY CORP TO ORGANISE A LANDSCAPE PLAN (IF THE MAJORITY THINKS WE NEED ONE, WE CAN VOTE ON THIS) AND A NEW GARDENER.

2) replacing the few stones that remain in the bin area with gravel - for tidiness, aesthetics and the current need.

3) adding bark to the front area garden area

- *Soil levels high due to high root balls, this area gets very wet and it will be hard to keep bark in the garden bed. Bark gets very messy with blackbirds and the rain floats it onto paths, I can get this garden leveled with soil to tidy up? Jenny*
- *I suggest we get the opinion of a professional and ask him if he can build a concrete tank that could serve as a pot for plants (for example)*
- *I agree to getting a landscaping plan done (ian)*
- *Are we still happy as agreed to last AGM replacing the dying viburnum hedge with the hornbeam, stocks have been low but I can get them now. I thought I'd check in again.*

ACTION: RE VOTE ON REPLACING DYING VIBURNUM HEDGE WITH HORNBEAM WHICH WILL WITHSTAND WET SOIL

4) replacement of the Titan boards in the individual courtyards. Many are cracking particularly around the nails/screws and rotting / bubbling at ground level. Whether this is done individually or as a group project.

- *I would say this is up to each individual (jenny)*
- *I will be replacing mine in the next few months. It will be a project as the Titan board has to be cut from the sheets available and sizes vary. All units have the same Titan board and all units have it painted the same colour. It's part of the appeal of the property. They are all deteriorating - some more than others. It, like many products, have been in short supply.*
- *According to my property manager, except for a small area the titan boards in my courtyard don't need to be replaced. (Inga)*

ACTION: UNITS INTERNAL FENCING AND GATES IS RESPONSIBILITY OF INDIVIDUAL OWNERS

5) Staining of block work that has occurred on the front of the building and in the carport walls.

-staining occurred as gutters blocked and water running over sides, can look at getting these cleaned. I have arrange to get carport gutters cleaned yearly now (jenny)

The staining I was thinking of/referring to is on the east wall facing the entrance. I will attach photo's (or send separately). It seems random and in one place starts 1/3 way down the wall. The guttering is on the north and south of the property. So perhaps has come from the capping?? It's very high - well above the north/south gutter line

I know where you mean, this has been there as long as I have owned. I spoke to a painter about resealing a few years ago, he said it wasn't needed but we can get another opinion. I do not know how you would get that out, you would need to replaster the entire wall I think. Infact Im working with a plasterer in the next few weeks so can show him the photos. (Jenny)

I think the expertise of a builder could be useful. (Inga)

ACTION- JENNY TO GET A PLASTERER TO LOOK AT BLOCK WORK TO SEE WHAT CAN BE DONE IF ANY THING (THEN VOTE ON ACTION HERE)

6) That at least every 2nd year there is a more formal meeting.

5. [Body Corp Finances \(Nov 2021 – Oct 2022\)](#)

Click on link above to access

6. Body Corp estimated budget 2023

Deposits: Body Corp Fees: \$12 960

Plus existing funds at 1 November 2022 \$13275.43

Total Funds for 2023 FY \$26235.43

Withdrawals:

Bank Fees: \$205

Garden Maintenance: \$1200

Management \$600

Building Maintenance (This includes exterior painting work already done): \$7800

Valuation? \$900

Insurance: \$9500

Power \$200

Total withdrawals: \$20,405.00

Est Closing Balance November 2023 \$5830.43

Financial Forecast

With both the bulk of the building maintenance occurring in the last two years I estimate we will be down to approx \$5830.43 In the coffers at the end of 2023. All costs have increased in the last year and so we may need to look at increasing the body corp fee? Insurance will be due in August 2024 so by then we will have \$14,470 with body corp fees which will cover the insurance.

Next maintenance scheduled is on [Summary of long term maintenance plan](#)

The coffers seem low. I'm happy if we have to increase payments (ian)

7. Nomination of Chairperson and Secretary Roles

Anyone interested? Happy to show the ropes.

I would like to not be the chairman anymore, I think it's good everyone has a turn. (jenny)

Very happy to have a turn down the track once we have spent some time at No.7. (George and Ann)

If you wish to relinquish the role Jenny. I'm happy to take it on, and would appreciate your help to settle into it. It would be nice to have another owner-occupier in the role.

That would be great thank you Katharine, I can show you the ropes, it is all there on google drive. Does anyone want to be secretary as Simon would like to step down. This just involves logging on to online banking and approving payments. Also Ian suggested getting an external business to manage if we couldn't find a chairperson.

Sorry but I don't feel like being the chairman or secretary for the moment given that I live in Tahiti. Besides I think my English is not fluent enough. Thank you Katharine for taking on the role of chairman. Thanks also Jenny and Simon for what you did. (Inga).

That's a good idea Ian.

As we are now seeking both a chairman and Secretary there are some excellent Body Corporates management teams about - Pitcaithly and Thompson Wentworth would be two. Perhaps we should talk to 2 or 3 and see what terms and management they can offer? Happy to help on that Jenny and then come to a final decision. (Katharine)

Pitcaithly are sending me a proposal (Jenny) proposal from another company,

ACTION: KATHARINE CAN YOU GET QUOTE FROM ANOTHER COMPANY (I AM AWAITING QUOTE FROM PITCAITHLY) WE CAN LOOK AT COSTS INVOLVED WHEN PROPOSALS RECIEVED AND VOTE ON A DECISION





Form 18
Pre-contract disclosure statement
section 146, Unit Titles Act 2010

Unit plan: DP 427807

**Body Corporate
Number:** 427807

Unit Number: 3

Pre-contract disclosure statement

- 1 This pre-contract disclosure statement is provided to prospective buyers of the property in accordance with section 146(1) of the Unit Titles Act 2010.

General information

- 2 *The following section contains a brief explanation of important matters relevant to the purchase of a unit in a unit title development. You should read and understand the information contained in this section and this statement before signing a contract to buy a unit in a unit title development.*

Further information on buying, selling a unit and living in a unit title development can be obtained by:

- *reading the publication "Short guide to unit titles", which is available on the Unit Title Services website: www.unittitles.govt.nz*
- *contacting the Ministry of Business, Innovation and Employment contact centre can answer questions on unit titles: 0800 UNIT TITLES*

You are strongly advised to obtain independent legal advice regarding any questions or concerns you have about purchasing a unit or your prospective rights and obligations as a member of a body corporate.

Unit title property ownership. Unit titles are a common form of multi-unit property ownership. They allow owners to privately own an area of land or part of a building and share common property with other unit owners. Unit title developments may also be structured in varied ways including staged unit title developments and layered unit title developments.

This combination of individual and shared ownership of land and buildings, often in an intensive built environment, means owning a unit title involves a different set of rights and responsibilities than traditional house and land ownership.

Unit title developments have a body corporate management structure to ensure decisions affecting the development can be made jointly by the unit owners. The creation and management of unit title developments is governed by the Unit Titles Act 2010 and supporting regulations.

Unit plan. Every unit title development has a unit plan, which shows the location of the principal units as well as any accessory units and common property in the

development. The unit plan is the formal record of all of the boundaries of the units, and the common property.

Ownership and utility interests. Each unit is allocated an ownership interest and a utility interest and such interests are relevant to the determination of many of the unit owner's rights and responsibilities under the Unit Titles Act 2010.

Ownership interest is a number that reflects the relative value of each unit to the other units in the development, and is used to determine a range of matters including the unit owners' beneficial share in the common property, and share in the underlying land if the unit plan is cancelled.

By default, the utility interest of a unit is the same as the ownership interest (unless it is otherwise specified on the deposit of the unit plan or subsequently changed), and is used to calculate how much each owner contributes to the operational costs of the body corporate.

Body corporate operational rules. The body corporate for a unit title development can make its own operational rules on the use of the development, and governance of the body corporate. These operational rules are subject to the provisions of the Unit Titles Act 2010 and regulations made under that Act.

All unit owners, occupiers, tenants and the body corporate must follow the body corporate operational rules that apply to their unit title development.

Transitional provisions for unit title developments created before the Unit Titles Act 2010 came into effect on 20 June 2011 apply to the body corporate rules in place at that time.

Pre-settlement disclosure statement. Before settlement of the sale of a unit, the seller must provide a pre-settlement disclosure statement to the purchaser, which includes information on:

- the unit number and body corporate number
- the amount of the contribution levied by the body corporate for that unit
- the period covered by the contribution
- how the levy is to be paid
- the date on or before which the levy must be paid
- whether any amount of the levy is currently unpaid and, if so, how much
- whether legal proceedings have commenced in respect of any unpaid levy
- whether any metered charges (eg, for water) are unpaid and, if so, how much
- whether any costs relating to repairs to building elements or infrastructure contained in the unit are unpaid and, if so, how much
- the rate of interest accruing on any unpaid amounts
- whether there are any legal proceedings pending against the body corporate
- whether there have been any changes to the body corporate rules.

There are legal consequences on the seller for failing to provide the pre-settlement disclosure in the timeframes required by the Unit Titles Act 2010 including delay of settlement and cancellation of the contract.

Additional disclosure statement. The buyer of a unit can request an additional disclosure statement or may request some, but not all of the information required to

be in an additional disclosure statement (specific prescribed information) at any time before whichever of these dates occurs first:

- the close of the fifth working day after they enter into the sale and purchase agreement
- the close of the tenth working day before settlement of the unit.

The seller has five working days to provide the additional disclosure statement.

The additional disclosure statement contains more information about the unit title development and the operation of the body corporate. It must include:

- contact details of the body corporate and committee (if there is one)
- the balance of every fund or bank account held by the body corporate at the date of the last financial statement
- amounts due to be paid by the body corporate
- details of regular expenses that are incurred once a year
- amounts owed to the body corporate
- details of every current insurance policy held by the body corporate
- details of every current contract entered into by the body corporate
- information about any lease of the underlying land (if the development is leasehold)
- the text of motions voted on at the last general meeting, and whether those motions were passed
- any changes to the default body corporate operational rules
- a summary of the long-term maintenance plan.

The seller may require the buyer to meet the reasonable cost of providing the additional disclosure statement. An estimate of that cost is set out in paragraph 9 below.

There are legal consequences on the seller for failing to provide the additional disclosure in the timeframes required by the Unit Titles Act 2010 including delay of settlement and cancellation of the contract.

Record of title. Previously known as a computer register or certificate of title, for a unit title development this document records the ownership of a unit, contains a legal description of the unit boundaries and records any legal interest which is registered against the title to the unit (for example a mortgage or easement). A copy of the record of title for a unit should come with:

- the unit plan attached. Unit title plans were discussed earlier in this section.
- a supplementary record sheet attached. A supplementary record sheet records the ownership of the common property, any legal interests registered against the common property or base land, and other information such as the address for service of the body corporate and the body corporate operational rules.

The common property in a unit title development does not have a record of title.

Land Information Memorandum. A land information memorandum (LIM) is a report which provides information held by the local council about a particular property. You must order and pay for a LIM from the applicable local council.

Delivery times vary between councils. The information contained in a LIM will vary between councils, but is likely to include details on:

- rates information
- information on private and public stormwater and sewerage drains
- any consents, notices, orders or requisitions affecting the land or buildings
- District Plan classifications that relate to the land or buildings
- any special feature of the land the local council knows about including the downhill movement, gradual sinking or wearing away of any land, the falling of rock or earth, flooding of any type and possible contamination or hazardous substances
- any other information the local council deems relevant

Full details of what a local council is obliged to provide in a LIM is contained in section 44A of the Local Government Official Information and Meetings Act 1987.

Easements and covenants. An easement is a right given to a landowner over another person's property (for example, a right of way, or right to drain water). A land covenant is an obligation contained in a deed between two parties, usually relating to the use of one or both properties (for example a covenant to restrict one party using their property in a certain way).

Easements or covenants may apply to:

- a unit and are usually recorded on the computer register for that unit.
- common property and will be recorded on the supplementary record sheet for the unit title development.

3 Further information about the matters set out above can be obtained from:

Unit title property ownership	Ministry of Business, Innovation and Employment www.unittitles.govt.nz 0800 UNIT TITLES (0800 864 884)
Unit plan Ownership and utility interests Computer register Easements and covenants	Land Information New Zealand www.linz.govt.nz 0800 ONLINE (0800 665 463)
Body corporate operational rules Pre-settlement disclosure statement Additional disclosure statement	The body corporate of the unit title development
Land Information Memorandum	Your local council

For detailed information on any of the above matters relating to your specific circumstances, the Ministry of Business, Innovation and Employment recommends you obtain independent legal advice from your lawyer.

Information about the unit

- 4 The amount of the contribution levied by the body corporate under section 121 of the Unit Titles Act 2010 in respect of the unit is \$1620.00
- 5 The period covered by the contribution in paragraph 4 is 01 November to 31 October each year.
- 6 The body corporate proposes to levy \$1620.00 under section 121 of the Act in the next 12 months.
- 7 The body corporate proposes to carry out the following maintenance on the unit title development in the next 12 months:
- | |
|---|
| Summary of Long Term Maintenance Plan:
No long term maintenance proposed for the next 12 months. |
|---|
- 8 The body corporate has the following accounts:
- | |
|--------------------------------------|
| Westpac Business Transaction Account |
|--------------------------------------|
- 9 Under section 148 of the Unit Titles Act 2010, a buyer may request an additional disclosure statement before the settlement of an agreement for sale and purchase of a unit. The buyer must pay to the seller all reasonable costs incurred by the seller in providing the additional disclosure statement. The estimated cost of providing an additional disclosure statement is \$280
- 10 The unit or the common property is not currently, and has never been, the subject of a claim under the Weathertight Homes Resolution Services Act 2006 or any other civil proceedings relating to water penetration of the buildings in the unit title development.

Date: 31 January 2023

Signed: Katharine Francesca Burrell

This form has been created by the Ministry of Business, Innovation and Employment as an example of Form 18 of the Unit Titles Regulations 2011 (Pre-contract disclosure statement). The information contained in paragraphs 2 and 3 of the form is intended as an example of how these sections may be completed, and the specific wording used is not a requirement of the Unit Titles Regulations 2011.



Insurance service
you can Trust

INTRODUCTION

This Insurance Manual has been prepared as a general working record, providing a summary of the scope of protection under your Insurance arranged by BrokerWeb Risk Services Ltd.

It is not intended to alter or override the terms, conditions and limitations of the policies and/or interim contracts, which set out the basis of the insurance.

In this document we have not endeavoured to list all policy exclusions or conditions but to provide you with a summary of the important ones affecting each policy. If there is ever any doubt as to whether a loss is covered, reference should be made to either the original policy document for full details of the cover, terms and conditions or to BrokerWeb Risk Services Ltd.

A policy of insurance is a legal contract and is subject to terms, conditions and exceptions. An important condition is the immediate notification of loss or events that are likely to give rise to a claim. Failure to comply with this condition can be grounds for an Insurer to deny liability. As prompt notification of possible claims is so important a special Claims Procedure section is included in this Manual.

YOUR SERVICE PERSONNEL

BROKERS: Jason Graham
Tel: (03) 348 9802
Mobile: 0274 363 087
jason.graham@bwrs.co.nz

ASSISTED BY: Steph Smith
Tel: (03) 348 9802
steph.smith@bwrs.co.nz

CLAIMS MANAGERS: Lisa Workman
Tel: (03) 348 9802
lisa.workman@bwrs.co.nz

Keegan Ede
Tel: (03) 348 9802
keegan.ede@bwrs.co.nz

FAX: (03) 348 4567

WEBSITE: <http://www.bwrs.co.nz>

STREET ADDRESS: 100 Moorhouse Avenue
Christchurch

POSTAL ADDRESS: P O Box 7264
Sydenham
Christchurch 8240



TAX INVOICE

Body Corporate 427807
C/- 151 Royal Park Drive
Parklands
CHRISTCHURCH
8083**INVOICE DATE** 16.08.2022
INVOICE NUMBER I00818832
GST NUMBER 115-512-021
OUR REFERENCE ODL-15838-0105719-016
YOUR BROKER Jason Graham**INSURER:** NZI, A Business Division of IAG New Zealand Ltd
INSURER RATING: Standard & Poor's Rating Agency | Rating: AA- (Very Strong)
POLICY CLASS: Body Corporate
POLICY NUMBER: 15-9445218-BCP
PERIOD OF COVER: From 01.08.2022 to 01.08.2023 at 4:00 pm Local Standard Time**INVOICE DETAILS:**

Renewal of Body Corporate Policy - Units 1-8/435 Madras Street

Please Note

You are reminded that failure to disclose all material facts, that is facts which Insurers would regard as likely to influence their acceptance or assessment of this insurance, at any time during the contract of insurance could result in the insurance being voided.

If any doubt whether facts are material, they should be disclosed.

Some covers are GST exempt and therefore if there is no GST showing on this TAX Invoice, then GST is not applicable.

What We Earn

The following disclosure is made in accordance with the Financial Services Legislation Amendment Act 2019. We earn commission on a percentage of premium basis from your insurer(s). The amounts shown are included in the total due and exclude GST.

Commission on Company Premium	\$481.25
Commission on Natural Disaster Premium	\$165.04

Company Premium	\$2,005.20
Natural Disaster Premium	\$1,833.80
Fire Emergency Levy	\$975.20
Govt. Earthquake Levy	\$2,400.00
Broking/Admin Fee	\$100.00
GST	\$1,097.13
TOTAL DUE (NZD)	\$8,411.33

INVOICE REMITTANCE ADVICE**Please make your payment to:****Bank Details:** ASB Bank Ltd
Account Name: BWRS Southern Branch
Account Number: 12-3109-0124510-56**CLIENT** Body Corporate 427807**REFERENCE** ODL-15838**INVOICE NUMBER** I00818832**Payment of this Invoice is due in 14 days**Visa & Mastercard credit card payments are accepted,
subject to a 1.9% loading.To make payment please visit www.bwrs.co.nzBrokerWeb Risk Services Southern
P O Box 7264
Sydenham
CHRISTCHURCH 8240

AMOUNT DUE (NZD)	\$8,411.33
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Body Corporate

This is a summary of the cover provided by your policy. Please read your Coverage Summary and Policy Wording carefully so that you know exactly what you are covered for. If you do not fully understand what you are covered for, please ask us to explain it to you.

Coverage Summary
Body Corporate

Insured	Body Corporate 427807
Insurer	NZI, A Business Division of IAG New Zealand Ltd 100 %
Interested Parties	<ul style="list-style-type: none">* Rachel Farrant as Owner of Unit 1, and ANZ Bank New Zealand Ltd as Mortgagee* Inga Kurka as Owner of Unit 2* Simon John Richmond as Owner of Unit 3, and ANZ Bank New Zealand as Mortgagee.* Mr and Mrs Wilson as Owner of Unit 4, and ASB Bank Limited as Mortgagee* Mr and Mrs Wilson as Owner of Unit 5, and ASB Bank Limited as Mortgagee* Maidstone Trust as Owner of Unit 6 , and Mortgage Holding Trust Company Ltd as Mortgagee* Royal Madras Limited as Owner of Unit 7, and The National Bank of New Zealand Limited as First Mortgagee* Ms Jennifer Diana Owens as Owner of Unit 8, and Westpac New Zealand Limited as Mortgagee
Policy Wording	NZI Residential Buildings (Multi Dwelling) NZ5072/5 08/18 RBD0818
Policy Number	15-9445218-BCP
Period Of Cover	01/08/2022 to 01/08/2023 at 4:00 pm Local Standard Time
This Transaction	01/08/2022 to 01/08/2023

Covering

Sudden accidental loss to the property insured during the period of cover, subject to the terms and conditions of the insurers policy wording.

Total Sum Insured \$3,180,000

Property Insured

Address	Units 1-8/435 Madras Street, St Albans Christchurch
Year	2010
No. of Units	8
Basis of Cover	Full Replacement Value up to Sum Insured
Natural Disaster Damage	Included

Schedule of Property Insured

Sum Insured

Buildings - 8 Residential Units	\$2,410,000
Loss of Rents - limit \$75,000 per unit, indemnity period 24 months	\$600,000
Claims Preparation Costs	\$20,000
Landlord Contents	\$150,000

Limit of Indemnity

Property Owners Liability	\$1,000,000
Statutory Liability	\$500,000
Retroactive Date	Inception

Deductibles

	All claims except the following are subject to a standard excess of \$500
	Owner Occupied excess of \$250
	Tenanted excess of \$400
Excess	Common Area excess of \$500
	Unoccupied excess of \$1,000
	Burglary cover extension subject to an excess of \$1,000
	Theft cover extension subject to an excess of \$2,500
	EQC EXCESSES APPLICABLE:
	\$200 multiplied by the number of dwellings in the building or 1% of the amount payable, whichever is the greater.
Natural Disaster Damage	For internal damage to residential units, the excess for a single dwelling applies to each unit damaged.
	When a claim is made for damage to both a dwelling and personal property located in that dwelling, a single minimum payment of \$200 applies across both claims.
	Natural Disaster Excess is 1% of the sum insured minimum \$2,500

Extensions / Conditions / Warranties

Residential Buildings (Multi-Dwelling) Policy Addendum

Your Residential Buildings (Multi-Dwelling) Policy is amended as follows:

This endorsement overrides any provision in the Placing Slip or Policy to the contrary.

1.2 Vacant Units

The time limits described are increased from 60 and 61 days to 90 and 91 days respectively. All other terms remain as previously described

Malicious Damage by Tenants

If any individual unit is rented by you to a tenant, then this policy is extended to cover sudden and accidental loss to the building(s) and/or landlord's contents that occurs and that you discover during the period of insurance which is a direct result of:

- (a) an intentional act, or
- (b) vandalism, or
- (c) theft

by:

- (i) a tenant, or
- (ii) a person who occupies the unit, or
- (iii) a guest of a tenant or occupier.

Cover provided by this endorsement is limited to the corresponding limit stated in the schedule. The limit does not apply to loss as a result of fire or explosion, in which case the most we will pay is as per the provisions of 6. 'What we will pay'.

Protection Costs

This policy is extended to cover the reasonable costs you incur to temporarily protect the building to prevent or minimise an imminent sudden loss, provided that the loss would be covered under this policy if it occur.

Policy Conditions

Cyber and Communicable Disease Exclusions apply

Communicable Disease Exclusion

Your Material Damage/Business Assets and Business Interruption Policy is amended as follows:

Notwithstanding any provision to the contrary in this policy or any other endorsement thereto:

This policy does not cover any loss, damage, liability, claim, cost or expense directly or indirectly caused by, contributed to

by, resulting from, arising out of or in connection with any:

1. Communicable Disease;
2. notifiable organism or disease under the Biosecurity Act 1993;
3. any fear or threat (actual or perceived) or action taken to control or prevent or suppress any of the diseases, conditions or circumstances described in this exclusion.

This exclusion applies regardless of any other cause or event contributing concurrently or in any other sequence.

Subject to the other terms, conditions and exclusions of this policy, this exclusion will not apply to physical damage to property insured or any Time Element Loss directly resulting therefrom where such physical damage is directly caused by or arising from any of the following perils:

fire, lightning, explosion, aircraft or vehicle impact, falling objects, windstorm, rainstorm, hail, tornado, cyclone, typhoon, hurricane, earthquake, seismic and/or volcanic activity, tsunami, flood, freeze, weight of snow or ice, avalanche, meteor/asteroid impact, riot, riot attending a strike, civil commotion, vandalism, malicious mischief.

Definitions:

Communicable Disease means any disease which can be transmitted by means of any substance or agent from any organism to another organism where:

(a) the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and

(b) the method of transmission, whether direct or indirect, includes, but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and

(c) the disease, substance or agent can cause or threaten damage to human health or human welfare or can cause or threaten damage to, deterioration of, loss of value of, marketability of or loss of use of property.

Time Element Loss means business interruption, contingent business interruption or other consequential losses covered by the policy.

Cyber Exclusion

Your Material Damage/Business Assets and Business Interruption Policy is amended as follows:

Notwithstanding any provision to the contrary in this policy or any other endorsement thereto:

This policy does not cover any loss, damage, liability, claim, cost or expense directly or indirectly caused by, contributed to by, resulting from, arising out of, or in connection with any:

1. Cyber Act or Cyber Incident, including any action taken in controlling, preventing, suppressing or remediating any Cyber Act or Cyber Incident; or

2. loss of use, reduction in functionality, repair, replacement, restoration or reproduction of any Data, including any amount relating to the value of such Data.

Subject to the other terms, conditions and exclusions of this policy, exclusion (1.) shall not apply to physical loss or physical damage to insured property or any Time Element Loss directly resulting therefrom where such physical loss or damage is directly caused by any of the following:

(a) theft or forcible entry;

(b) storm, windstorm, hail, tornado, cyclone, hurricane;

(c) fire, lightning or explosion;

(d) earthquake, volcano activity or tsunami;

(e) flood, freeze or weight of snow;

(f) aircraft impact or vehicle impact or falling objects,

(g) water damage;

(h) loss of or damage to refrigerated goods due to a change in temperature.

Provided that there is no cover where such damage or Time Element Loss is directly or indirectly caused by, contributed to by, resulting from or arising out of or in connection with a Cyber Act.

Definitions:

Cyber Act means an unauthorised, malicious or criminal act or series of related unauthorised, malicious or criminal acts, or the threat or hoax thereof involving access to, processing of, use of or operation of any Computer System.

Cyber Incident means:

(a) any error or omission or series of related errors or omissions involving access to, processing of, use of or operation of any Computer System; or

(b) any partial or total unavailability or failure or series of related partial or total unavailability or failures to access, process, use or operate any Computer System.

Computer System means any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller and including any associated input, output, data storage device, networking equipment or back up facility.

Data means information, facts, concepts, code or any other information of any kind that is recorded or transmitted in a form

to be used, accessed, processed, transmitted or stored by a Computer System.

Time Element Loss means business interruption, contingent business interruption or other consequential losses covered by the policy.

Standard Extensions

Limit

The extensions listed below are a summary only, refer to your Policy Wording for a full list of extensions and details of the cover provided. Standard Excesses / Deductibles apply unless expressly stated otherwise in this document or in the Policy.

Alternative accommodation - following loss other than by contamination damage	\$75,000 per owner occupied unit for any event, and to a maximum of 24 months
Alternative accommodation - following contamination damage	\$25,000 per owner occupied unit for any event, and to a maximum of 12 months
Common property	\$100,000
Electric motors - 10kw (13.6hp)	Included
Hidden gradual damage - for each individual unit	\$5,000
Hidden gradual damage - for all units during annual period	\$50,000
Landlord's contents	\$25,000 each individual unit, \$500,000 in total for all events during the period of insurance
Loss of rent - following loss other than by contamination damage	\$75,000 per event for each unit, to a maximum of 24 months
Loss of rent - following contamination damage	\$25,000 per event for each unit, to a maximum of 12 months
Methamphetamine contamination	\$30,000 per unit, \$30,000 in total for all common property & areas, \$250,000 in total for all contamination claims during the annual period
Natural disaster	Included
New building work - Part A	\$250,000. Maximum payable during the period of insurance \$250,000
Stolen Keys	\$25,000
Stress Payment - per individual unit lost	\$2,000
Stress Payment - limit for all units per event	\$50,000
Sustainability Upgrade - per unit	\$5,000
Sustainability Upgrade - per building	5% or \$250,000 whichever is the lesser
Malicious Damage by Tenants	\$5,000 for each individual unit, and \$50,000 for all units
Protection Costs - maximum payable during period of insurance	\$50,000
Margin Clause	Included

Insurer Financial Strength Rating

In accordance with the Insurance (Prudential Supervision) Act 2010, we are required to provide you with the following information about your Insurer. Where the rating is shown as REF please refer to Additional Insurer Rating Details on the previous section.

Insurer(s) Name	Portion %	Rating Agent	Rating
NZI, A Business Division of IAG New Zealand Ltd	100	SP	AA-

NZI is a business division of IAG New Zealand Limited (IAG). IAG has received a financial strength rating of AA- from Standard & Poor's (Australia) Pty Ltd, an approved rating agency.

A rating of AA- means IAG has a 'very strong' claims-paying ability, as you can see in the scale below.

The rating scale for S&P Global Ratings is:

AAA	Extremely Strong	BB	Marginal	SD	Selective Default
AA	Very Strong	B	Weak	D	Default
A	Strong	CCC	Very Weak	R	Regulatory Supervision
BBB	Good	CC	Extremely Weak	NR	Not Rated

Note:

The Ratings from "AA" to "CCC" may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major ratings categories.

The rating scale above is in summary form. A full description of this rating scale can be obtained from www.standardandpoors.com



Fair Insurance Code

As a member of the Insurance Council of New Zealand, IAG New Zealand Limited is committed to complying with the Fair Insurance Code. A copy of the Code can be found at www.icnz.org.nz

MAKING A CLAIM

We have a specialised claims team who are available from 8.30am to 5.00pm Monday to Friday and also operate a 24 hour urgent claim notification service by calling our office on 03 348 9802 or 0800 635 477.

WHAT WE DO

- work with you to ensure that insurance companies make a prompt and fair settlement of your claim
- ensure your claims receive priority treatment by your insurer
- provide feedback to you on the progress of your claim
- prevent you or your business from incurring liability when in fact there is none
- provide you with risk management advice for future loss prevention

If at any time during this process you require further information, please do not hesitate to contact our claims team.

YOUR GENERAL RESPONSIBILITIES

- A basic principle that should never be overlooked is your duty to minimise any loss once this has occurred and, in effect, to act as if you were uninsured.
- Notify us or the Insurer immediately after any loss, accident, liability or illness as soon as it comes to your knowledge. It is a Condition of the Policy that notice of claims be given as soon as practical to the Insurer.
- Complete the appropriate Claim Form and return it to us as soon as possible. No claim can be settled, nor any repairer/Third Party reimbursed, until such time as your Insurer receives a completed Claim Form.
- Receipts, valuations or other documents to support your claim/ownership/values should be forwarded with your Claim Form.
- In the case of Theft, Loss or Malicious Damage you must promptly notify the police and forward the Police Complaint Acknowledgement Form with your Claim Form.
- Should the incident involve a Third Party, do not under any circumstances admit liability.
- Act with due diligence and try to assist your Insurers in every possible way.

INSTRUCTIONS ON SPECIFIC CLAIMS

MOTOR VEHICLE

Scene of Accident

Record date, time and place of accident.

Record Third Party's:

- (a) Make of vehicle
- (b) Registration number
- (c) Driver's name, address and phone number
- (d) Owner's name and address
- (e) Insurance Company and Branch Office

Make a note of damage to other vehicle.

Obtain name and address of any witness.

UNDER NO CIRCUMSTANCES SHOULD: a driver of any vehicle, or any other employee accept or acknowledge responsibility for damage to the Third Party's vehicle(s) or property.

Processing

Make arrangements to have the vehicle sent to a repairer of your choice as soon as possible. Advise the repairer the name of your Insurer and he will arrange for an assessor to inspect the vehicle.

Complete and forward a claim form to us.

PUBLIC LIABILITY

- It is important that the rights of the Insurer must not be prejudiced. Therefore all demands claiming damage to Third Party property under circumstances which are, or may involve negligence or error or omission or wrongful act, must immediately be reported to us and we will report the matter to your Insurers.
- *Do not admit liability or make any payments which may be construed as an admission of liability - this is a Condition of the Policy.*

MATERIAL DAMAGE SPECIAL RISKS

- Immediately investigate extent and cause of loss or damage.
- Call us for a Claim Form and for further instructions.

MARINE CARGO CLAIMS

- Immediately claim on the Carriers, Port Authorities or other Bailees for any missing packages.
- In no circumstances except written protest, give clean receipts where goods are in doubtful condition.
- Apply immediately for survey by Carriers and claim on Carriers for any loss or damage.
- Give notice in writing to the Carriers within three days of delivery if damage was not apparent at time of taking delivery.
- Advise us for further instruction.

Your Duty of Disclosure

When you enter into a contact of insurance you have a legal duty to disclose to the Insurer all facts that are material to the risk. This includes all information you know or could reasonably be expected to know that would influence a prudent insurer's decision to insure you, and if so, on what terms. This duty of disclosure is ongoing and applies not only when you enter into a contract of insurance, but also when you renew, extend, vary or reinstate a contract of insurance. Examples of information that needs to be disclosed include:

- any criminal or traffic offence or conviction
- any insurance claim you have made in the past
- any cancellation, refusal to renew insurance, or imposition of special terms by another insurer
- a change in circumstance that could increase the risk of an insurance claim

Failure to comply with your duty of disclosure may entitle an insurer refuse to pay a claim and/or treat the policy as though it never existed. If you are uncertain about whether or not a particular matter should be disclosed, please speak to your BWRS Broker.

Policy Warranties and Conditions

Your policy may contain warranties and/or conditions that impose obligations that you must comply with. Failure to comply with these warranties and/or conditions may result in your insurer avoiding your policy cover entirely and/or refusing to pay claims.

Terms of Business

Unless otherwise agreed (in writing), the BrokerWeb Risk Service Limited (BWRS) standard terms of business apply to the provision of our advice and service. Our Terms of Business can be found on our website at bwrs.co.nz/terms-of-business.

Claims

If you suffer a loss, or become aware of a circumstance, which may give rise to a claim under your insurance policy(ies), you should:

- Act as though you are uninsured, and take steps to minimise the loss or damage
- Take reasonable steps to protect the property from further loss or damage
- Notify BWRS as soon as possible
- If a criminal act is suspected, advise the Police

Full details of your general responsibilities in the event of a claim, and specific claims procedures can be found on our website at bwrs.co.nz/procedures.

It is important to note that if an insurance claim is fraudulent in any way, your insurer may be entitled to refuse to pay your claim and/or treat your policy as though it never existed.

Claims Made and Occurrence Wordings

Liability insurance policies can be structured as either an Occurrence based wording, or a Claims Made wording.

An occurrence based policy is where the policy that is in place at the time of the loss is the policy that responds to the claim. Occurrence wordings are usually policies that cover physical damage to property, such as house and contents, business assets, motor vehicle or public liability.

Claims made policies operate slightly differently and are designed for liability risks where a claim may be made against you by a third party in relation to your past business activities. Policies such as Professional Indemnity, Directors & Officers Liability, Trustees Liability, Statutory Liability and Employers Liability are written on a claims made basis (some public liability policies may also contain endorsements which operate on a claim made basis).

Under a claims made policy, it is the policy that is in place at the time a claim is made against you which will respond to the loss, not the policy that was in place at the time you carried out your business activity that initiated the claim. This means that if you were to cease trading, you should continue to purchase liability insurance for a period of time to protect you against any claims that may arise out of your past activities (this is called run off cover, and we recommend that a run off policy be purchased for a minimum period of 6 years, in line with the Statute of Limitations).

Retroactive Date

Claims made policies are subject to a retroactive date. This is the date from which insurers will provide cover for your business activities. Ideally your retroactive date should be unlimited, or the date on which you started your business operations. Your claims made policy will only provide cover for claims where the cause of the claim occurred after your policy retroactive date.

Complaints

If you are unhappy with the service we have provided to you, you can make a complaint by either calling us, using our online [Complaint Form](#), or writing to us. Our Chief Operating Officer will review your feedback, then work with you to find a solution.

09 379 3994

 [Complaint Form](#)

 support@bwrs.co.nz

Our Internal Complaints Process can be found on our website at bwrs.co.nz/complaints-complaints.

If you are unhappy with the outcome of our Internal Complaints Process, you can refer to the matter to Financial Services Complaints Limited (FSCL). FSCL can be contacted on 0800 347 257 or info@fscl.co.nz.

Privacy

The BWRS Privacy Statement can be found on our website at bwrs.co.nz/privacy-statement.

Payment of Premiums

It is your responsibility to ensure that payment of your premium(s) are made within the credit terms shown on our tax invoice(s). Your policy may be cancelled by the insurer if you do not pay the premium within the credit terms. BWRS will not be responsible for any consequences of your failure to pay your premium(s) on time.

There are premium funding options available. Please speak to your BWRS Broker for more information.

BWRS Disclosure

BWRS is committed to providing you with good financial advice that is suitable for your needs.

In accordance with the provisions of the Financial Services Legislation Amendment Act 2019, you can view a copy of our public disclosure statement on our website at bwrs.co.nz.

Your BWRS Broker will provide you with a copy of their individual disclosure statement once the nature and scope of the advice you require is known.

You can request a copy of our disclosure statement(s) from your BWRS Broker at any time.

Insurer Financial Strength Ratings

In accordance with the provisions of the Insurance (Prudential Supervision) Act 2010, we are required to provide you with the following information about your insurer. Please refer to your tax invoice and schedule to ascertain your insurer(s).

Insurer	Rating	Agency	Insurer	Rating	Agency
AIG Insurance New Zealand Ltd	A	S&P	Lumley, a business division of IAG NZ Ltd	AA-	S&P
Allianz Australia Insurance Ltd T/A Allianz New Zealand*	AA-	S&P	Mitsui Sumitomo Insurance Co	AA-	S&P
Atradius Credito y Cauccion S.A de Seguros y Reaseguros	A	AMB	NZI, a business division of IAG NZ Ltd	AA-	S&P
BINAGRIYA General Insurance	B++	AMB	New India Assurance Ltd	B++	AMB
Berkshire Hathaway Specialty Insurance Company	AA+	S&P	Newline Australia Insurance Pty Ltd	A+	S&P
CN Taylor Consulting Ltd – Amlin Plus	A+	AMB	QBE Insurance (Australia) Ltd^	A+	S&P
Chubb Insurance New Zealand Ltd	AA-	S&P	Southern Cross Travel Insurance	A+	S&P
Clipper Club Underwriters Ltd	AA-	S&P	Star Underwriting Agents	A+	S&P
Cover-More (NZ) Ltd	A+	S&P	The North of England P&I Association Ltd (6947073) T/A Sunderland Marine	A	S&P
Euler Hermes New Zealand Ltd	AA-	S&P	Tokio Marine & Nichido Fire Insurance Co Ltd	A-	S&P
The Hollard Insurance Company Pty Ltd*	A-	AMB	Vero Insurance (NZ) Ltd	A+	S&P
Insurance Facilitators (NZ) Pty Ltd	A+	S&P	Vero Liability Insurance Ltd	A+	S&P
Lloyds of London*	Refer Policy Schedule		Zurich Australian Insurance Ltd T/A Zurich New Zealand#	A+	S&P

*The rating for Lloyds of London is dependent on the specific underwriters or syndicates involved. Please refer to your Policy Schedule for the Financial Strength Rating that applies.

Rating Scale

The Standard and Poors Financial Strength Rating is:

AAA	Extremely Strong	BB	Marginal
AA	Very Strong	B	Weak
A	Strong	CCC	Very Weak
BBB	Good	CC	Extremely Weak

Plus (+) or minus (-). The Ratings from "AA" to "B" may be modified by the addition of a plus or minus to show relative standing within the major ratings categories

The AM Best Company's Financial Strength Rating Scale is:

A++	Superior	B+	Good	C	Marginal
A+	Superior	B	Adequate	C-	Marginal
A	Excellent	B-	Adequate	D	Very Vulnerable
A-	Excellent	C++	Fair	E	Under Supervision
B++	Good	C+	Fair	F	In Liquidation

AM Best's letter Ratings of B+ and above are considered by AM Best to be in the secure range, while those below that level are vulnerable.

Overseas Policy Holder Preference

* Alliance Australia Insurance Ltd T/A Alliance New Zealand

Under Australian law, if Allianz Australia Insurance Ltd is wound up, its assets in Australia must be applied to its Australian liabilities before they can be applied to overseas liabilities. To this extent, New Zealand policyholders may not be able to rely on Allianz Australia Ltd's Australian assets to satisfy New Zealand liabilities.

* The Hollard Insurance Company Pty Ltd

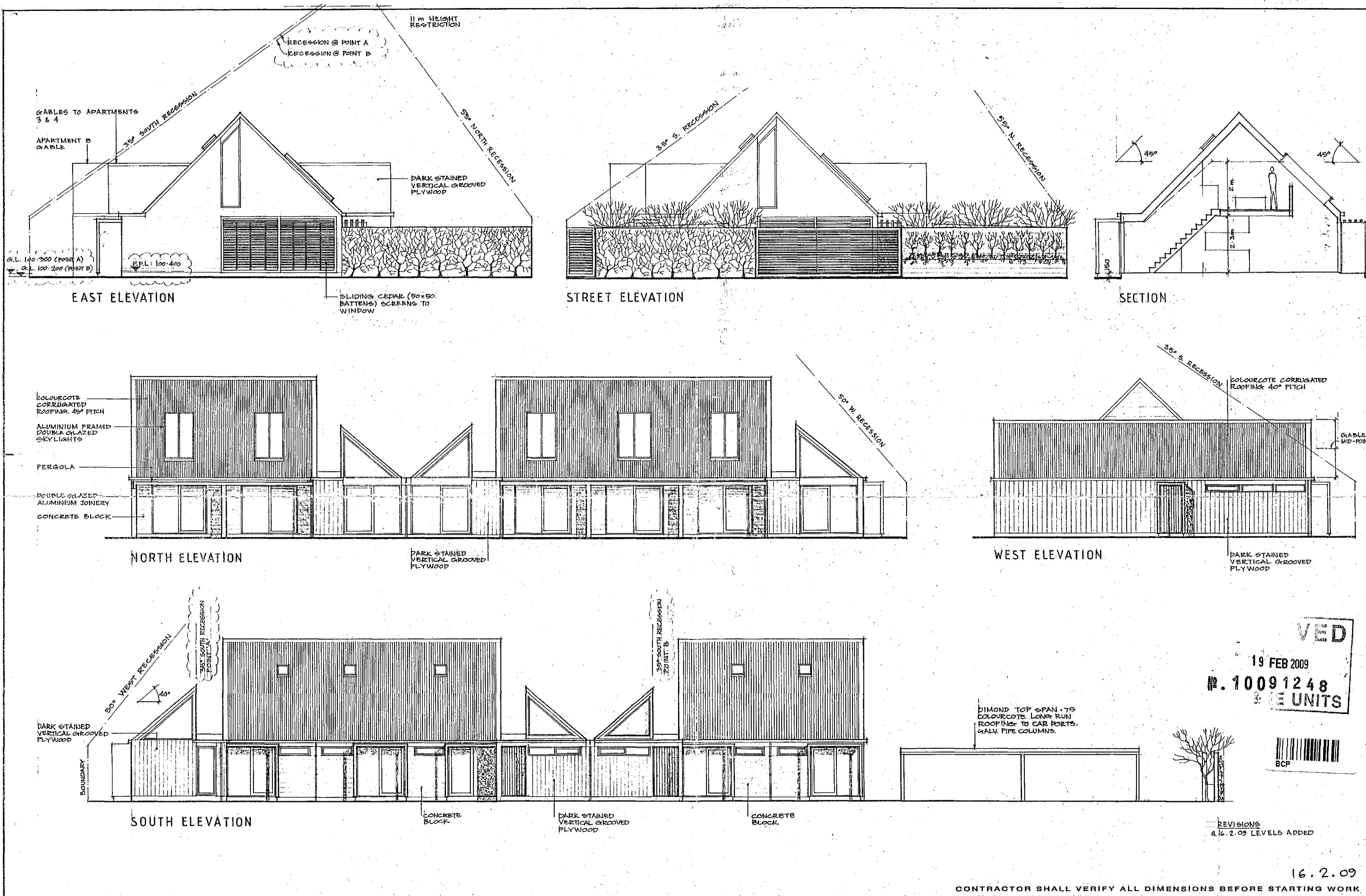
An overseas policy holder preference applies. Under Australia law, if The Hollard Insurance Company Pty Ltd is wound up, its assets in Australia must be applied to its Australian liabilities before they can be applied to overseas liabilities. To this extent, New Zealand policy holders may not be able to rely on The Hollard Insurance Company Pty Ltd's Australian assets to satisfy New Zealand liabilities.

^ QBE Insurance (Australia) Ltd

QBE Insurance (Australia) Ltd (QBE) has a policy of holding actual capital in excess of regulatory requirements. In the event that QBE is wound up, the claims of New Zealand policyholders will be paid out of the assets of QBE in New Zealand, and possibly other countries, except Australia. Australian law requires that on a winding up of QBE, the assets of the company in Australia are to be used to pay its liabilities in Australia before paying liabilities outside Australia.

Zurich Australian Insurance Ltd T/A Zurich New Zealand

Under Australian law, if Zurich Australian Insurance Ltd (ZAIL) is wound up, its assets in Australia must be applied to its Australian liabilities before they can be applied to overseas liabilities. To this extent, New Zealand policy holders may not be able to rely on ZIAL's Australian assets to satisfy New Zealand liabilities.



435 MADRAS STREET APARTMENTS CHRISTCHURCH

DON DONNITHORNE ARCHITECTS LTD PROVINCIAL BUILDINGS CHRISTCHURCH

DATE 5.2.09	SKETCH PLAN ELEVATIONS	SHEET OF 1a	3
SCALE 1:100		FILE NO. 1456	

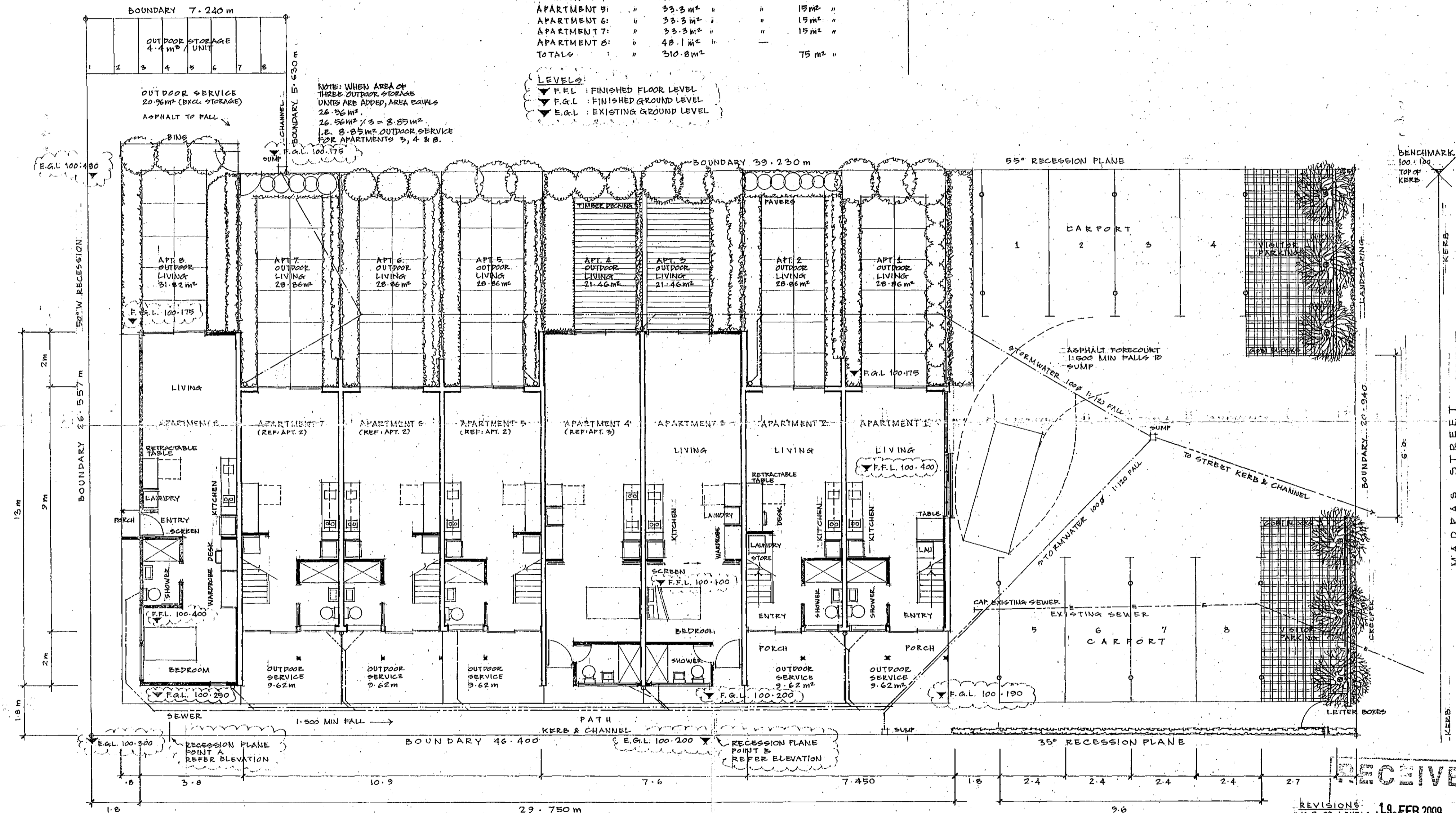
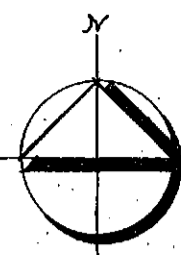
435 MADRAS STREET
LOT 12 & PART LOT 13 DEPOSITED PLAN 953
AREA: 1012 m²

AREAS:

APARTMENT 1:	GROUND	33.3 m ² GROSS	MEZZANINE	15 m ² APPROX.
APARTMENT 2:	"	33.3 m ² "	"	15 m ² "
APARTMENT 3:	"	48.1 m ² "	"	"
APARTMENT 4:	"	48.1 m ² "	"	"
APARTMENT 5:	"	33.3 m ² "	"	15 m ² "
APARTMENT 6:	"	33.3 m ² "	"	15 m ² "
APARTMENT 7:	"	33.3 m ² "	"	15 m ² "
APARTMENT 8:	"	48.1 m ² "	"	"
TOTALS:	"	310.8 m ²	"	75 m ² "

LEVELS:
 ▼ F.F.L. : FINISHED FLOOR LEVEL
 ▼ F.G.L. : FINISHED GROUND LEVEL
 ▼ E.G.L. : EXISTING GROUND LEVEL

NOTE: WHEN AREA OF THREE OUTDOOR STORAGE UNITS ARE ADDED, AREA EQUALS 26.56 m².
 26.56 m² / 3 = 8.85 m²
 I.E. 8.85 m² OUTDOOR SERVICE FOR APARTMENTS 3, 4 & 8.



RECEIVED

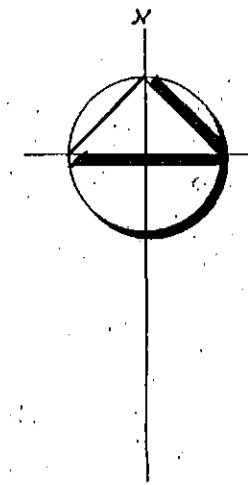
REVISIONS: 19 FEB 2009
 a 16.2.09 LEVELS ADDED
 No. 10091248
 EPA & E UNITS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK

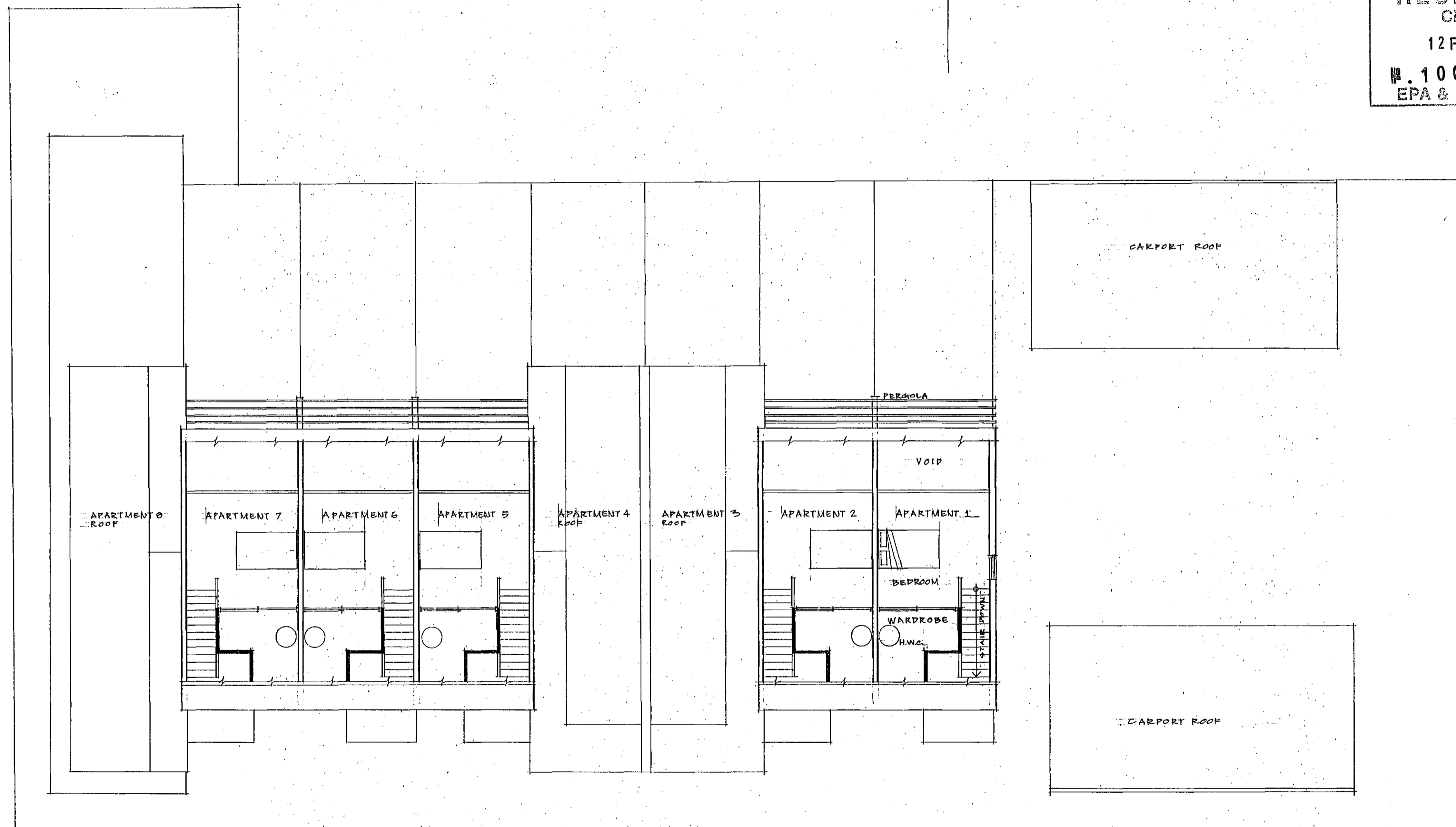
435 MADRAS STREET APARTMENTS CHRISTCHURCH

DON DONNITHORNE ARCHITECTS LTD PROVINCIAL BUILDINGS CHRISTCHURCH

DATE 11.2.09	SKETCH PLAN G-ROUND PLAN / SITE PLAN	SHEET OF 2a
SCALE 1:100		
		FILE NO. 1456



RECEIVED
CIVIC
12 FEB 2009
No. 10091248
EPA & IE UNITS



12.2.09

CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK

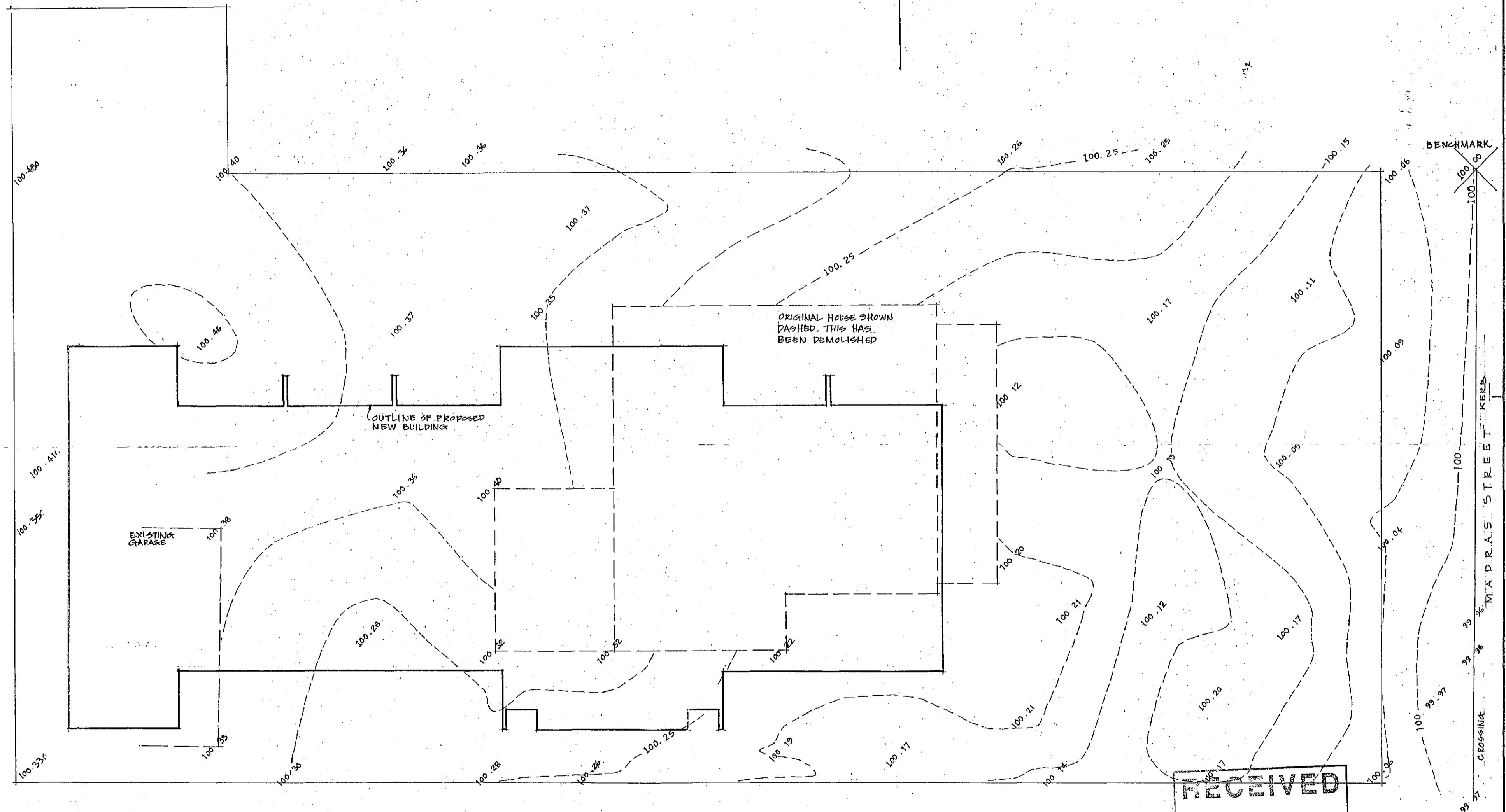
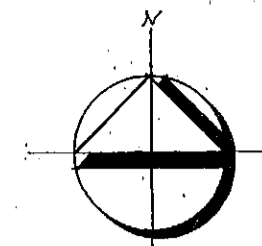
435 MADRAS STREET APARTMENTS
CHRISTCHURCH

DON DONNITHORNE ARCHITECTS LTD PROVINCIAL BUILDINGS CHRISTCHURCH

DATE
11.2.09
SCALE
1:100

SKETCH PLAN
MEZZANINE LEVEL

SHEET OF
3 3
FILE NO.
1456



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CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK

435 MADRAS STREET APARTMENTS CHRISTCHURCH

DON DONNITHORNE ARCHITECTS LTD PROVINCIAL BUILDINGS CHRISTCHURCH

DATE
16.2.09
SCALE
1:100

EXISTING SITE LEVELS

SHEET OF
4
FILE NO.
1456



A BIT ABOUT ANDY

Andy Williams is not only the Business owner of Office Road Real Estate but is an award winning agent. Being awarded in the top 100 Agents in New Zealand by Rate My Agent in 2021. Andy is quickly building a great reputation with track record to boot.

Canterbury born and bred, Andy knows the ever-changing Christchurch well.

He started his career in Personal Training, so working closely with clients and helping them to achieve their own fantastic results is familiar territory to him.

Andy spent many years working in the construction sector focusing on sales and specifications, working alongside architects, developers and builders. This gave him a well-rounded understanding and sound knowledge of everything it takes to improve, build or maximise the potential of a property - from renovations to new builds and developments. It's this knowledge, experience and valuable contacts that gave Andy a strong advantage during his own property investment journey.

Fast forward to now and Andy's desire to help people achieve fantastic results remains the same, and together with his passion for property, it was a natural fit to start helping others with their own property journey.

Andy's approach is straightforward and genuine and he's prepared to have honest conversations to achieve the best possible results for all parties.

PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

WARNING

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This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information, and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

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Office Road Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual document.



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